

VIRGINIA:

IN THE CIRCUIT COURT OF FAUQUIER COUNTY

**FAUQUIER COUNTY
BOARD OF SUPERVISORS,**

Complainant.

v.

IN CHANCERY NO. 01-163

BEALETON DEVELOPMENT, INC., et als.

Respondents

CERTIFICATE OF TITLE

I, Horace E. Herndon, Jr., Certified Title Examiner, certify that I reviewed the Fauquier County land records, and in my opinion, **Haywood Martin, James Martin, Minnie King, Eva Noland, each as to a 1/5 interest; and Mabel R. Martin, Wallace R. Martin, Leo E. Martin, Larry F. Martin, Betty M. Riley, Vicki Linthicum Wheeler and Daniel Lee Linthicum, as to the remaining 1/5 interest,** are the record owners of the property described as:

All that certain tract or parcel of land located on the south side of Route 744 (Lovers Lane) and being shown and described on plat of division recorded in Deed Book 169 at page 292, as fronting 56 feet on Route 744, extending back along the line of Lot 5 shown thereon and adjoining the westerly line of said Lot 5, in a southerly direction 272 feet, with a rear line of 50 feet, the westerly line of said lot being undefined.

Said property being transferred to Edward J. Martin by Deed dated April 12, 1922, and recorded April 15, 1922 in Deed Book 123 at Page 157 among the land records of Fauquier County, Virginia, and known as Parcel Identification No. 6983-40-9803-000.

As contained in the attached Title Report, all liens affecting title and recorded among the Fauquier County land records, including Fauquier County tax liens, are described as follows:

1. Fauquier County real estate taxes 1981 to present.

2. The United States of America, Internal Revenue Service, holds a lien against the interest of James R. Martin, SSN 227-44-0521, by judgment for \$163,488.82, docketed January 31, 1997, among the land records of Fauquier County, Virginia.

3. Blue Ridge Orthopaedic Associates holds a lien against the interest of Larry Martin, SSN 230-50-9718, by judgment for \$905.00, with interest at 9% from February 12, 1992, plus \$14.00 costs, docketed June 8, 1992, among the land records of Fauquier County, Virginia.

4. Rebecca Alma Lovell holds a lien against the interest of Larry Frederick Martin by judgment for \$237.03, with interest from May 11, 1992, docketed November 16, 1992, among the land records of Fauquier County, Virginia.

5. Rebecca Alma Lovell holds a lien against the interest of Larry Frederick Martin by judgment for \$6,894.82, with interest from October 19, 1992, docketed November 16, 1992, among the land records of Fauquier County, Virginia.

6. Rebecca Alma Lovell holds a lien against the interest of Larry Frederick Martin by judgment for \$890.00, docketed November 16, 1992, among the land records of Fauquier County, Virginia.

7. Michael A. Scovronski holds a lien against the interest of Larry F. Martin by judgment for \$664.28, plus \$18.00 costs, docketed April 12, 1993, among the land records of Fauquier County, Virginia.

8. The United States of America, Internal Revenue Service, holds a lien against the interest of James R. Martin by judgment for \$6,821.26, docketed July 18, 1990, among the land records of Fauquier County, Virginia.

9. Credit Acceptance Corporation holds a lien against the interest of Phyllis Long by judgment for \$4,572.16, docketed May 13, 2003, with interest at 22% per annum from September 4, 2002, and attorneys fees and costs, among the land records of Fauquier County, Virginia.

10. The Fauquier County Treasurer's Office holds a lien against the interest of Richard D. Noland by judgment for \$588.55, docketed March 26, 2002, with interest at 10% from February 1, 1996, among the land records of Fauquier County, Virginia.

11. The Fauquier Hospital, Inc., holds a lien against the interest of Phyllis M. Long by judgment for \$4,824.47, docketed July 26, 2002, with 20% attorneys fees and costs, among the land records of Fauquier County, Virginia.

12. The Fauquier Hospital, Inc., holds a lien against the interest of Robert Lee Martin, Jr., by judgment for \$2,356.47, docketed September 2, 2002, with 20% attorneys fees and costs, among the land records of Fauquier County, Virginia.

13. The United States of America, Internal Revenue Service, holds a lien against the interest of James R. Martin by judgment for \$21,176.96, docketed April 9, 2002, among the land records of Fauquier County, Virginia.

14. Whitts Harley Davidson Sales holds a lien against the interest of James Edward Martin by judgment for \$2,827.79, docketed October 16, 2002, with interest at 19.99% from January 9, 1999, with attorney's fees and costs, among the land records of Fauquier County, Virginia.

15. American General Finance of America, Inc. holds a lien against the interest of Vicki L. Linthicum by judgment for \$756.00, docketed July 6, 1992, with interest at 6% from June 17, 1992, attorney's fees and costs, among the land records of Fauquier County, Virginia.

16. The Fauquier County Treasurer holds a lien against the interest of Vicki L. Linthicum by judgment for \$772.27, docketed November 21, 2001, among the land records of Fauquier County, Virginia.

17. Fauquier Hospital, Inc. holds a lien against the interest of Richard D. Noland by judgment for \$3,257.10, docketed April 5, 2000, with interest at 18% from June 10, 1999, with 20% attorney's fees and costs, among the land records of Fauquier County, Virginia.

18. The United States of America, Internal Revenue Service, holds a lien against the interest of James R. Martin by judgment for \$6,821.26, docketed February 11, 2000, among the land records of Fauquier County, Virginia.

19. The Commonwealth of Virginia holds two liens against the interest of Robert Clarence Martin for \$200.00 each, in fines, docketed November 19, 1985 in Judgment Lien Book 13 at page 164, with court costs, among the land records of Fauquier County, Virginia.

20. The Commonwealth of Virginia holds a lien against the interest of Robert C. Martin for \$1,184.00, docketed April 13, 1989, and \$103.00, docketed November 9, 1992 in Judgment Lien Book 13, Page 191, for costs in a felony, among the land records of Fauquier County, Virginia.

21. The Commonwealth of Virginia holds a lien against the interest of Robert C. Martin for \$1,000.00 for costs in a felony, with \$613.00 in costs, docketed May 8, 1989, in Judgment Lien Book 13, Page 192, among the land records of Fauquier County, Virginia.

22. Prince William Hospital Corporation holds a lien against the interest of William H. Martin for \$470.73, docketed November 17, 1986 in Judgment Lien Book 15 at Page 94, with interest at 12% from September 23, 1986, plus costs, among the land records of Fauquier County, Virginia.

23. Liberty Savings Bank holds a lien against the interest of Richard D. Noland and Belinda J. Teel, a/k/a Belinda Teel, a/k/a Belinda J. Noland for \$153.10, docketed July 24, 1989 in Judgment Lien Book 16 at page 111, with interest at 8% from April 12, 1989, plus costs, among the land records of Fauquier County, Virginia.

The following judgments contained in the Title Report are no longer valid liens against this parcel because the twenty (20) year Statute of Limitations to enforce them has run and have not been re-docketed:

1. The Commonwealth of Virginia holds a lien against the interest of Larry C. Martin by judgment for \$26.00, plus \$25.00 costs, docketed October 3, 1983, among the land records of Fauquier County, Virginia.

2. The Commonwealth of Virginia holds a lien against the interest of James Earl Martin by judgment for \$12.00, plus \$25.00 costs, docketed March 22, 1983, among the land records of Fauquier County, Virginia.

3. Bealeton Development, Inc., t/a Marsh Run Mobile Home Sales, holds a lien against the interest of Larry and Terry Martin by judgment for \$132.13, with 8% interest from February 25, 1981, costs and 25% attorney's fees, docketed March 11, 1981, among the land records of Fauquier County, Virginia.

I further certify that I personally prepared the attached Title Report based on my review of the Fauquier County land records. The effective date of the Title Report is March 29, 1999, and updated through _____ 2005.

Date: _____

Horace E. Herndon, Jr.
Certified Title Examiner

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAUQUIER, to wit

SUBSCRIBED, ACKNOWLEDGED AND SWORN to before me, the undersigned Notary Public, in and for the County of Fauquier, in the Commonwealth of Virginia, this ____ day of _____, 2005.

Notary Public

My Commission expires:
